

STANDARD APPLICATION  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014

DEC 1 2003

HARFORD COUNTY COUNCIL

Case No. 5393  
Date Filed 10/15/03  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$450

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code \_\_\_\_\_

- ☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

CASE 5393 MAP 66 TYPE Variance

ELECTION DISTRICT 1 LOCATION 2987 Siwanoy Drive, Edgewood, Md. 21040

BY Kenneth and Michele Mitchell

Appealed because a variance pursuant to Section 267-41D(5)(e) and 267-41D(6) of the Harford County Code to allow an existing deck within the 75 foot NRD Buffer in an R2/COS District requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Applicant/Owner (please print or type)**

Name Michele Mitchell Phone Number 410-612-9084  
Address 2978 Siwanoy DR Edgewood md 21040  
Street Number Street City State Zip Code

**OWNER**  
~~Co-Applicant~~ Kenneth Mitchell Phone Number \_\_\_\_\_  
Address SAME  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Hearing: 2/4/04

## Land Description

Address and Location of Property 2978 Siwanoy DR

Edgewood md

Subdivision FOREST OAKS Lot Number 58

Acreage/Lot Size 0.261 Election District 01 Zoning R2/COS UK

Tax Map No. 0066 Grid No. 0003C Parcel 0200 Water/Sewer: Private \_\_\_\_\_ Public i

List ALL structures on property and current use: Single family dwelling

Estimated time required to present case: 30 / 40 minutes

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? no

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No /

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes ✓ No       

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No \_\_\_\_\_

## Request

deck in the nrd (buffer) existing

## Justification

The buffer comes only 8 feet to the rear of our house. The reason for the deck was to be able to access the rear of the house. The land surrounding the house was very marshy and was not accessible. So the outcome, was a slightly larger deck than anticipated.

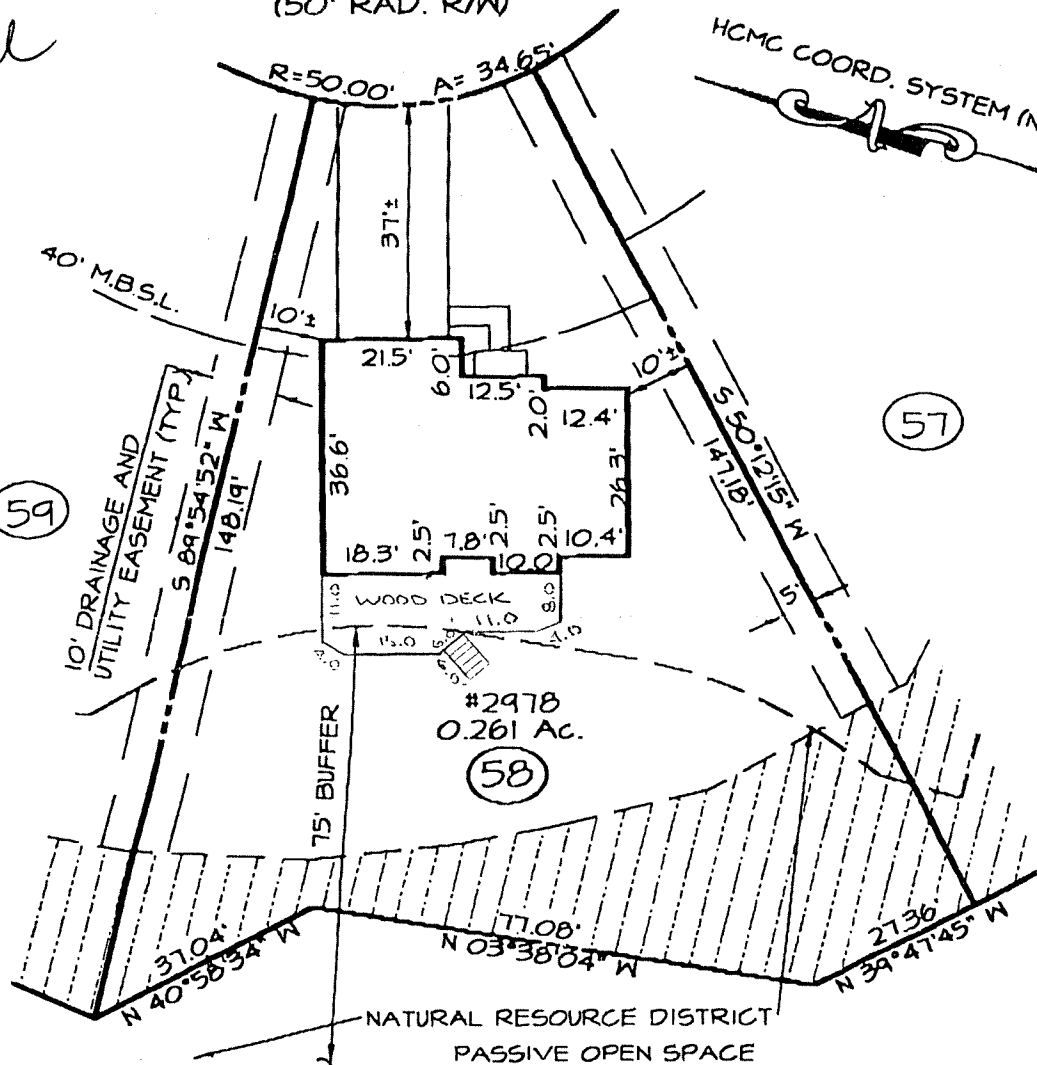
*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

FLOOD NOTE:  
THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON IS  
NOT WITHIN THE FLOOD ZONES AS SHOWN ON THE FLOOD  
INSURANCE RATE MAPS AS PUBLISHED JANUARY 7, 2000.

# SIWANOID DRIVE

(50' RAD. R/W)

HCMC COORD. SYSTEM (NAD' 27)



Denotes Forest Retention Area

## ACCURACY LIMITATIONS

LOT BOUNDARY - AS CALLED  
BUILDING DIMENSIONS - ± 0.2'  
BUILDING TO BOUNDARY LINE - ± 1'

- 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING;
- 2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
- 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.



## MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS

3445-A Box Hill Corporate Center Drive  
Abingdon, Maryland 21009  
(410) 515-9000  
Fax: (410) 515-9002

## LOCATION DRAWING LOT 58

FINAL PLAT TWO - PHASE IV

## FOREST OAKS

C.G.H. No. 106 FOLIO 71

FIRST ELECTION DISTRICT HARFORD COUNTY, MD  
FOR: RYAN HOMES

SCALE: 1"=30'

DATE: DECEMBER 6, 2002

DRAWN BY: BCH

DESIGN BY:

REVIEW BY: GTK

JOB NO. 777